

Fort Worth 76118

ZIP code · TX · Texas > Tarrant County > Fort Worth

SELLER'S MARKET



Market temperature

Seller's market · 79 / 100



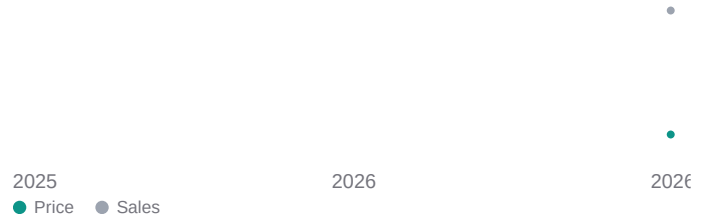
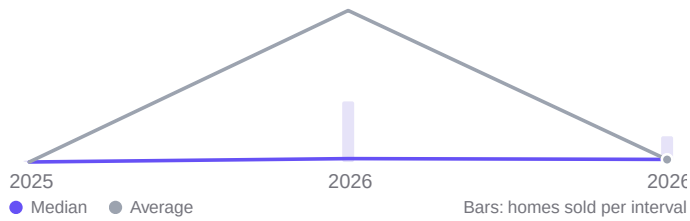
MARKET TRENDS (5 YEARS)

Sale prices

Median \$283K · Average \$276K

Growth (year over year)

Price +1016.7% · Sales +5600.0%

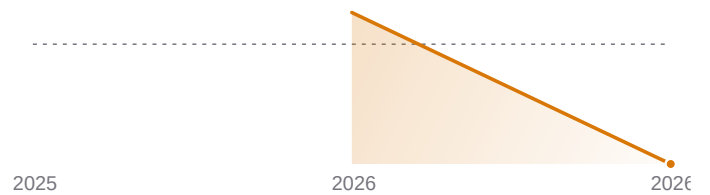
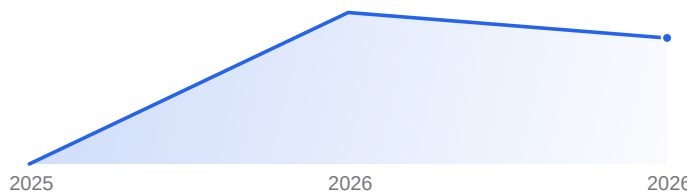


Price per square foot

\$165/ft²

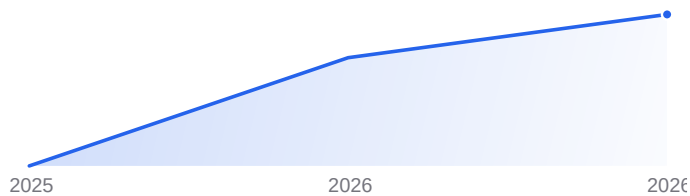
Sale premium vs estimated value

-17.0%



Annual turnover (share of homes sold)

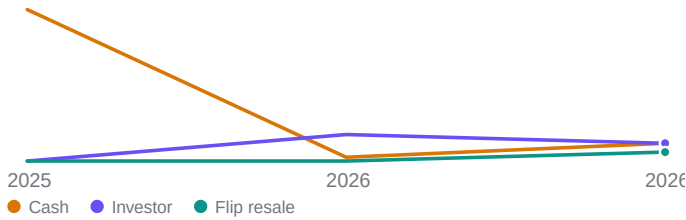
1.0%



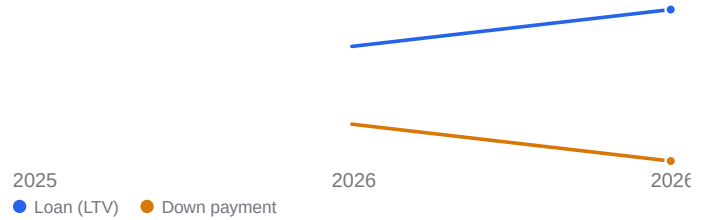
BUYERS & OUTCOMES

Buyer mix

Cash 12% · Investor 12% · Flip resale 5.9%



Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	5,449
Median value (AVM)	\$329K
Median size	1,756 ft²
Median bedrooms	3
Median year built	1986
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	1.1%
Owner occupied	83%
Company owned	11%
Median loan-to-value	37%
Typical ownership tenure	10.4 yrs

COMMUNITY

Population	17,681
Density	1,834 / mi²
Median household income	\$89K

Average household income	\$118K
Crime index (US avg 100)	97
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	24
Homes occupied	95%
Bachelor's or higher	19%
Poverty rate	7.6%
Unemployment	1.3%
Average temp	66°F
Annual precip	37 in
Sunshine	64%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.